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STATE DOCUMENTS

MONTANA DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

VOLUME 17 NUMBER 2, SUMMER, 1972

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Seed Program For Regional Planning

THE CONFLICT

The report of a recent meeting to discuss county planning for Flathead County illustrates one of the perennial difficulties—the willingness on one individual's part to confine another landowner by regulations but to shy away from limiting one's own "rights".

At one stage in the meeting, the newspaper account noted that one property owner stated, "I'm opposed to zoning in this county. A property owner should be able to use his land any way he pleases, use it in his own best interest."

But this same person exemplified the conflict when he later challenged a developer of subdivisions with, "What right does he have to indiscriminately do anything he wants to with that area?"

One county commissioner who noted his earlier remarks, replied aptly: "The same right you've claimed for yourself in your property use."



A bold, forward step in community development assistance will see the creation of two regional offices of the state department of planning—one in eastern Montana and one in western Montana. Each office will be staffed by two professional planners. The offices, at yet to be determined sites, will become operational about August 15, 1972.

These regional offices will form, in effect, a "seed" program whereby the department hopes to show by example how professional planners can help local government through growth problems. In other words, this will be an incentive to local officials to hire (as individual governments or as combined governments) a professional planner, said Hal Price, community development director.

Professional planning assistance has been provided for three years from the Helena office of the department of planning but the recent increase in the number of planning boards, complicated by travel times to reach thinly-spaced Montana towns, added to the difficulties in providing effective assistance.

In all, community development services will total \$195,000 with the bulk being spent for this new innovative action in Montana planning.

In fiscal year 1971-72 HUD gave \$275,000 to Montana under the P-51 single grant for state and local planning assistance. In this coming fiscal year, 1972-73, HUD is providing about \$628,000 or \$353,000 more, or 128%

additional funds for planning assistance. Hal Price estimates this amount, on a per capita basis, is well above that for other states in the Rocky Mountains which form HUD Region VIII. He says HUD has a very favorable attitude towards this state's planning effort.

County-planning boards, he said, will receive \$107,000 of federal monies divided among four newly formed boards as authorized by a law passed by the last legislature.

Flathead County will receive the largest share, \$49,000, for a unique, first-in-Montana, countywide planning effort. This board is being formed now with an agreement of cooperation and pooling of efforts by Kalispell and Whitefish. These cities and the county will share one professional planning staff and will contribute approximately \$45,000 of local funds to the effort.

Four City-County planning boards will also receive a total of \$75,000 of federal funds in accordance with department of planning policy giving priority to local planning staffs who either have or are hiring professional local planners.

State planning will proceed with two compatible grants, Price indicated. The first, involving \$30,000 of which \$20,000 is federal, will be for a project conducted by the Department of Natural Resources to develop a methodology for determining the land capability of "critical

Continued on Page 2

areas" in the state. This study is a response to a need established by the Department of Planning to examine the potentials of "critical areas". It is being tailored by the two departments to meet the requirements proposed federal land-use laws will place upon the state.

The second project, involving \$22,000 of which \$15,000 is federal, is for an on-going study to develop statements of Montana land-use policy. This is a compliment to the other project. It will be carried out with the cooperation of many state agencies, local governments, and interested citizens. The project is being coordinated and directed by the department of planning.

Indian reservations will also receive federal aid in planning assistance. The Flathead, Northern Cheyenne and Fort Belknap reservations will receive a total of \$125,000.

Other developments

Three months ago the department completed a basic Transportation study for the federal Department of Transportation. That study was, basically, an inventory of existing situations and existing plans of Montana air, road and mass transit for the period through 1990.

Now, Price said, the department has received \$20,200 for a more comprehensive transportation study which will set goals and objectives for the state for 1990. It will be developed for DOT's national transportation study but also as a part of Montana's future land-use policy plan. An additional \$20,000 may be made available later this summer which will enable the plan to set precise goals and objectives for the period of 1980.

Interagency coordination

He also said the department is attempting to compile copies of plans, in whatever form they exist, of other state agencies for the future. These may also be projections of various types. It is hoped that this effort will result in greater state coordination of efforts on all fronts, but especially as relating to community and economic planning.

Timber Cut Impact Study Released

The reduction in timber sales by the U.S. Forest Service may mean the loss of 790 to 3,950 jobs in Montana depending upon how the cuts are made. Under the most logical assumption, the cuts would decrease employment by 790 to 1,580 by 1975, according to a study on the timber cut impact released by the State Department of Planning and Economic Development.

The report was prepared by Maxine C. Johnson, Bureau of Business and Economic Research, Missoula, following a directive of the planning department commissioners last January. It concerns temporary effects of reducing timber sales.

The report also indicates that the timber cut will remain below the record of the late '60s through 1975 and that for all practical purposes growth in the wood products industry of Montana, in terms of new jobs created, could come to a near halt.

The study indicates the U.S. Forest Service will reduce Montana timber sales about 22% through 1975. As a consequence industry could either reduce its cutting of timber to correspond, or continue cutting at present levels. A third possibility is that there would be a moratorium on clearcutting which would result in a 30% drop in timber sales and cutting.

The study, by Maxine Johnson, indicates the least number of jobs lost would occur if the second course is taken—industry continues cutting at current levels but forces upon itself a readjustment. This readjustment, department of planning officials believe, would mean either mergers or close-downs, or both, of some existing businesses.

The cause of this upset, the decline in timber sales and potential slowing of growth of western Montana, is attributable to implementation of new forestry management policy techniques and goals resulting from recent laws passed by Congress and pressures from those concerned with the environment, planning officials commented. These techniques call for broader multi-management efforts of national forests and less

eyesore-causing clearcuts of timber. In addition, set-asides of commercial timberland for wilderness lands is removing portions of prospective timber from the sale/ut potential.

With a larger timber management budget, Forest Service officials believe that sales could increase to recent highs by 1980.

The report says that "although approximately 30 Montana counties have some wood products activity, the bulk of employment and production occurs in eight northwest counties: Lincoln, Flathead, Sanders, Lake, Mineral, Missoula, Ravalli, and Granite. Other counties with a large stake include Meagher, Powell, Broadwater and Park."

Lost Jobs/Income

The Forest Service, according to Mrs. Johnson, believes the mills will continue cutting at current levels with the net result that stumpage prices will increase, hauling patterns change and some mills forced to close as the available timber drops 22%.

"Overall," the report states, "this range of possibilities implies rather minor effects on employment and income. The total potential loss of 790-1,580 jobs and \$7.3-\$14.7 million in wages is equal to approximately 0.3 to 0.6 per cent of total state employment and personal income in 1969. In western Montana, the potential employment loss (600-1,200) amounts to 1 to 2 per cent of 1969 employment and the possible income loss (\$7.0-\$13.9 million) ranges from less than 2 per cent to just over 3 per cent of the 1969 total. But even though the total effects seem small, communities dependent upon a mill that goes out of business will find the impact of great consequence.

There is a greater likelihood, too, that these readjustments and the resulting job losses may be permanent; that is, that the mills which close will not reopen.

The loss of jobs and income, the report notes, includes both those directly concerned with the wood products industry and those persons supported by the people and families in

the wood products industry. For example, 250 to 500 wood products persons stand to lose their jobs while 540 to 1,080 other persons earning their income in a wide range of categories will also lose their employment.

But perhaps the most shocking statement is "if these declines become permanent—as they may well do—the wood products industry may no longer be counted as a growth industry. Unless the job losses which may occur are offset by gains in other industries—and there is some question about this—the Montana economy's performance in the 1970's will continue to be disappointing and much of the expected vigor will be missing from the western Montana economy."

Mrs. Johnson points out that the wood products industry has largely been responsible for the growth of jobs and of the economy in western Montana and to a degree throughout the state. In fact, "by far the largest single creator of new jobs in manufacturing was the wood products industry."

Other areas of employment, the report notes, didn't fare as well. In the period 1950 to 1970, agriculture lost 34%, mining lost 35%, other manufacturing gained 21%, railroads lost 53%, federal government employment gained 43% and wood products manufacturing gained 61%. These form Montana's basic exporting and growth industries.

Other Possibilities

The report recognizes the possibility a temporary ban on clearcutting might be imposed some day. If this happens, Mrs. Johnson says the Forest Service estimates a temporary reduction in harvest of about 250 million board feet, or 30-35 per cent.

If clearcutting is halted, about 4,000 persons would be unemployed with an income loss of \$36.7 million. Of these totals, western Montana would be hurt the most. The job loss there would amount to slightly more than 3,000 and the income loss about \$34.8 million.

The other possibility, which is not deemed likely, is that the industry will make an across the board reduction in its cutting to match the 22% sales dip. This action would actually

force more persons out of work than if the industry bids-up the timber and makes a readjustment.

In this case, the loss of jobs would total about 2,400 and the income loss would reach about \$22 million. Again, western Montana would be most heavily hit, suffering a job loss of 1,800 and income loss of about \$20.9 million.

Wood Products Impact

The wood products industry is of considerable economic importance to the state, the report notes. "The overall contribution of the forest indus-

tries to the state economy amounted in 1969—a high production year—to approximately 12% of total employment and 11% of total income. In western Montana, as much as 43% of total employment and 51% of total income results, directly and indirectly, from wood products activity."

In dollars and cents, about 25,000 jobs worth \$228.7 million in western Montana were dependent upon the wood products industry in 1969, according to the study. State-wide about 33,400 jobs earning \$240.7 million were directly or indirectly dependent upon the wood products industry.

MONTANA'S ECONOMIC PICTURE

The forecasting of a dramatic slowing in the growth of Montana's wood products industry resulted in some future-gazing about the state's economy by the author of the state report.

Maxine Johnson, in her report for the Department of Planning and Economic Development on the timber cut impact, discussed a number of growth possibilities. In addition to wood products she mentioned mining, manufacturing, government service and tourism.

Mrs. Johnson is assistant director, Bureau of Business and Economic Research, University of Montana, Missoula.

"The wood products industry," Mrs. Johnson says, "may be able to offset some of the loss in employment through further diversification and increased use of mill wastes and logging residues. Such moves would also increase the stability of the industry. Some of the frequently mentioned possibilities, such as increased production of pulp and paper and particleboard, may have to await changes in market conditions."

"Nevertheless," the report adds, "a long-run raw material potential does exist, and increased diversification and integration no doubt will be part of the long-term adjustment to changes in timber management policies."

Another possibility is increased Forest Service personnel, if Congress approves, and if Congress doesn't favor other more productive forest regions, Mrs. Johnson says.

The report also recognizes the suggestion that tourism can increase and pick up some of Montana's economic slack. However, the report states that "to suggest that jobs in such businesses as eating and drinking places with average annual earnings per worker in 1970 of \$2,653, hotels and motels (average earnings, \$2,744), or service stations (\$3,769) are a satisfactory substitute for jobs in an industry such as wood products where the typical worker earned \$7,635 in 1970, is to reveal a limited understanding of Montana's economic problems."

Department of planning Deputy Director Dick Draper commented that the report, although disturbing in its implications, furnishes an important piece in the picture of Montana's future economy, and one that must be considered in planning by state agencies and business decision-makers. He said we need to continue examining our mining capabilities and agri-business activities. Cattle feeding, he said, is one area where we can increase our employment by establishing more feedlots and more packing plants to process the beef here in Montana rather than shipping it out of state.

Computer Services Unlimited

It almost takes a computer to keep track of the variety of computer services offered by this state agency. Even a long list doesn't explain all the possibilities available to help local government, counties and other state agencies.

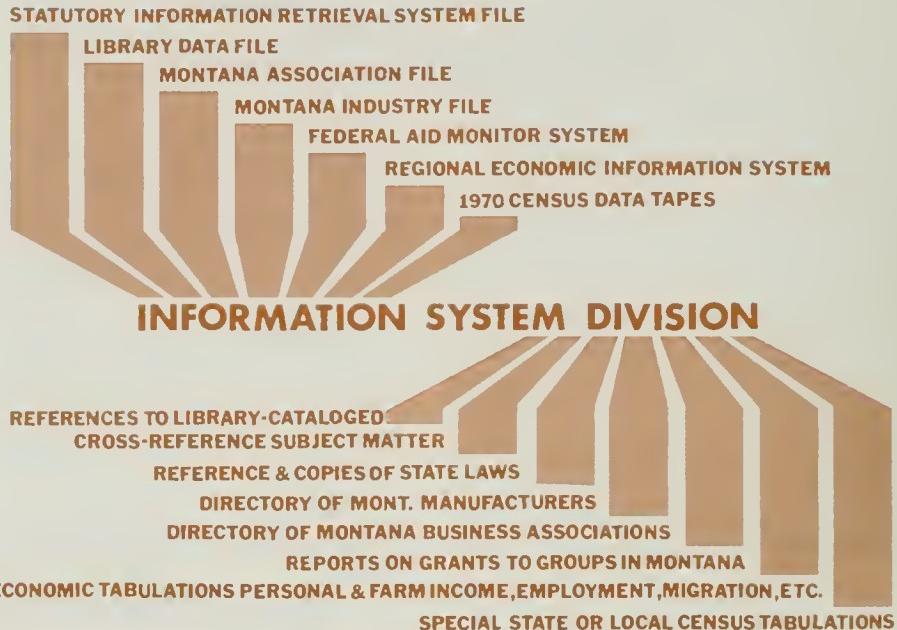
This multitude of computer-oriented services comes from the Information Systems Division of the state Department of Planning and Economic Development. The division is directed by Tom Dundas who has a staff of three full-time persons and one part-time secretary, in addition to the computer.

The division is best known for its processing of U.S. Census data. Recent publicity has explained its role in monitoring federal grants, and mapping. But the vast service potential is relatively unknown and thus, relatively untapped.

The chart accompanying this brief explanation shows some of the functions, source materials and out-puts or uses of the stored data. *Most of the information is available either free or for a nominal charge to cover costs.*

The information comes from:

- 1970 Census Data Tapes
- Regional Economic Information System Tape



- Federal Aid Monitor System
- Montana Industry File
- Montana Association File
- Library Data File
- Statutory Information Retrieval System File

This bank of information is used to produce (among others):

- Special state or local census tabulations
- Economic tabulations—personal income, farm income, employment, migration, etc.
- Reports on grants to groups in Montana
- Directory of Montana business associations
- Directory of Mont. manufacturers
- Reference and copies of state laws
- References to library-cataloged cross-reference subject matter

Based on the source material and the information produced, the department can also produce computer printed maps. The maps graphically illustrate social and economic data that can be presented as numbers or as areas printed over with varying densities to represent ranges of values.

Two new projects in preliminary stages will enhance the division's ability to present data. The first is a mapping program which produces maps and overlays line-drawn by

computer, and presenting unlimited varieties of data, i.e., land ownership, water table depth, soil types, housing conditions, crops, or family income. Such maps will allow counties, cities and towns to map their areas for comprehensive planning of all services and development. (see accompanying article)

The second program involves feeding information from various sources into the computer and doing profiles of the economic and social condition of counties. This program would provide comprehensive knowledge to county or local officials in planning and development and would work with the mapping programs for even greater effectiveness.

Other Branch of Service

The Information System also maintains a service operation in addition to the computer services. These other services are based on the department's library of economic and social data and information.

In addition to assistance in obtaining socio-economic information, the library has a state government organization file, Dun & Bradstreet service, Cost of Living file, Legislative Assembly file, and other types of data.



Subdivision Regulations Published By P.E.D.

The planning of subdivisions and model subdivision regulations is dealt with in a new publication written by the state Department of Planning and Economic Development.

The volume is designed for both local officials concerned with regulation and administration, and for developers or citizens involved in planning subdivisions. The department, in preparing the booklet, recognized

that new subdivisions were springing up across the state to satisfy both regular housing needs and recreational developments. This new material, it is hoped, will help to avoid problems and insure concern for environmental factors.

The three key segments of the booklet focus upon design, regulation explanations, and model regulations. There are also administrative samples and legal references. The report is heavily salted with illustrations to explain the various points.

Key topics discussed in the design section include: physical character, basic subdivision designs, procedures, street and lot layout, and improvements. Mobile home, commercial, and industrial subdivisions are also mentioned.

In the discussion of these key items, the department notes the three basic styles of subdivision design. The first, the grid system, typifies traditional city type development with streets and lots criss-crossing at right angles.

The second design is the "modified-grid" which differs by having some curving streets yet still has lots of basically square or rectangular shapes intersecting the streets at right angles. This system allows for some adaptation to natural land features.

Tom Dundas, computer Information Systems director, explained the new mapping concept which is the first in Montana, and he believes the first for any state government in the United States. By this system, maps are drawn with precise accuracy by computer. The maps produced to date are of a pilot study area in the Helena valley. These maps, with overlays, show soil types, water tables, nitrate concentrations, and land contours. Another map-overlay in preparation for this area will show land ownerships.

All of these maps and map-overlays are drawn by computer and can be invaluable to any planner or developer. All types of data may be programmed and drawn on the maps, including: forests, wildlife habitats, weather patterns, zoning, and social conditions such as housing types or densities.

with the natural features of the land used to the best physical and aesthetic advantage.

In this connection, the booklet discusses the various types of roads and the purposes or advantages of each. It mentions, for example, cul-de-sacs (dead-end turnarounds), loop types, collectors, and locals. Different types of design are shown to enable the best use of each type of street for the objective of traffic movements desired.

Regulations are explained as part of the process in developing subdivisions. The department notes that first comes an inventory and analysis of the site, then a plan formulation, then the implementation of the objectives within the scope of the regulations with allowance for "feedback" modifications concluded by actual construction.

The model subdivision regulations define the purposes as the harmonious development of the region; coordination of streets and roads with other existing or planned roads; adequate open spaces for travel, light, air and recreation; and the conservation of, or provision of adequate transportation, water, drainage, and sanitary facilities. Other purposes relating to filing are also listed.

The third design is known as the cluster system. This concept features house lots separated from townhouse and apartments by putting each on its own street, frequently a cul-de-sac. The system also allows for designing

With the completion of this booklet the Department of Planning announced that it was initiating efforts to produce a planning handbook to aid local officials in city and/or county planning.

MAPS BY COMPUTER

A new type of mapping was announced recently by the state department of planning.

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Federal grants monitored

A new system developed by the state for better financial control picked up the fact that a minimum \$163 million of federal grants-in-aid poured into Montana during the last fiscal year.

The system, Federal Aid Monitor System (FAMS), was recently inaugurated by the Department of Planning and Economic Development as part of its Clearinghouse functions. Under Clearinghouse functions the Department checks all grant applications to avoid duplication. When grants are made the department is notified, said Tom Dundas, director of the Information Systems Division, a statistical branch of the department, and the information fed into the new computer system.

Dundas noted that as the system is new, it is not yet perfect and many grants are probably not being recorded since not all federal agencies are properly notifying the planning department when they make a grant. Even so, he added, this is a tremendous improvement in knowledge available to both the state agencies and local officials as a form of control and means of avoiding project duplication.

In fiscal 1972, Montana received

799 known grants-in-aid. These grants for \$163 million were matched by \$19 million state monies and more than \$12 million of local funds.

One beauty of FAMS, said Dundas, is that the system cross references the grants so you can tell how much money and how many grants go to counties, agencies, or by use categories.

Approximately 77% or \$126 million went to state agencies for use throughout the state, while the other 23% or \$37 million went for specific projects or localities.

Although money was provided by 15 different federal agencies for a wide range of purposes, the majority of the funds went to a few state agencies and for a few categories of use. Of the money that went to the state, more than 55% went to the Department of Highways. Further, between the highway department, Superintendent of Public Instruction, Employment Security Division and the Board of Public Welfare, 85% of the statewide funds are accounted. The remaining 15%, or about \$20 million, was divided among 35 other state groups.

Grants for specific projects or lo-

calities also went mainly to a few areas, namely populous, urbanized counties or areas with a large Indian population. Silver Bow county received the greatest amount, \$3.9 million, chiefly because of Urban Renewal, anti-poverty, and employment aide.

Four counties actually received no grants for specific projects in their counties, although they very likely benefited through grants spent by state agencies throughout the entire state.

Those counties receiving more than \$2 million in specific grants include: Silver Bow, \$3.9 million; Cascade, \$3.8 million; Lewis & Clark, \$3.8 million; Deer Lodge, \$3.6 million; Hill, \$3.5 million; Yellowstone, \$3.2 million; Big Horn, \$2.2 million; Glacier, \$2.2 million; and Rosebud, \$2.1 million.

Although many grants are for more than one purpose in the sense of, for example, education and manpower training, rough estimates are possible as to where the grants are going and for what purposes, Dundas said. He noted that transportation absorbs about 43% of the funds with income security social services aid taking 14%; education 10%; employment, labor and manpower 9.8%, and community development 8.9%. The remaining funds go primarily for Indians, conservation/environment/natural resource use, crime control/legal services, agriculture and recreation.

Most of the grants come from the Departments of Transportation, Health, Education and Welfare, and Labor—about 80%. Grants totaling more than \$1 million also come from the Departments of Agriculture, Housing and Urban Development, Interior, Commerce, Justice, and the Office of Economic Opportunity. Six other federal sources also made grants within the state.

Grants-in-aid are only one form of money that the federal government returns to Montana. In the last fiscal year, 1971, federal money for Montana topped \$855 million and this year should come close to \$1 billion, said Dundas. Besides grant-in-aid, federal money includes items like social security payments, military construction and other military contracts, Montana's share of the interest on the national debt, and farm subsidies like direct wheat payments.

PLANNING AROUND MONTANA

Bozeman city-county planners have developed a composite development suitability map. The color map illustrates water table, slope, and geological hazards which might affect development. Use of the map can help in planning a development by assuring standards to avoid future problems.

The \$4.7 million Gregson Hot Springs project is moving along. Lloyd Wilder and Curtis Wilder of Fairmont Hot Springs, B.C., have been contracted to operate the spa when it is functioning. Magicland Development Corp. is providing \$2.5 million towards the project and a grant for the balance has been made available by the federal Economic Development Administration.

Completion of Phase I is scheduled for next summer. This will involve 216 acres with a 190 room lodge, six pools, convention center, 18-hole golf course, tennis courts and other recreation facilities.

Billings - Yellowstone city - county planning board received a \$51,700 federal grant to finance comprehensive development planning, a capital improvements survey, an agricultural conservation study and parks and recreation planning.

Hamilton and area is in the process of formulating a comprehensive plan "to achieve a better environment for the community." Also, Thompson Falls has begun the process of forming a city planning board.

Editorial in the Billings Gazette recently, noted "That comprehensive zoning properly done is only one

tool of any government. . . . Planning precedes zoning. . . . Zoning will not solve all the problems. It is a tool that may prevent . . . haphazard mess. . . . But more than that, it enables you, a citizen and property owner, to know when changes are being considered on property near you and to have a voice in changes that may affect the hours, sweat and money you've put into your house."

Architectural designs to beautify and unify the business district of Whitefish were introduced earlier this year. The designs were a voluntary effort of Tallman Construction and Gary Tallman. The art work was performed by Bob Lundbohm, Bigfork, as a suggestive series of watercolor sketches to show how the area could be improved for minimum costs.

A new living-working development is in the offering for Missoula's south side. Developer William Curran plans a 47-acre development of apartment units and commercial space for offices and shopping. Within the complex will be lagoons, a nine-hole putting green and a swimming pool.

Teton County commissioners have taken steps to form a county planning board; and county-wide planning was initiated by Ravalli county commissioners this spring in response to citizen requests.

The land-use plan for the Gallatin Canyon has been completed after a year of effort. The Murray-McCormick Environmental Group of Sacramento, Calif. performed the study. The plan recommends that commercial development be confined to Tay-

lor Fork, Buffalo Horn Creek, West Fork Creek and Portal Creek. It advises that cluster development rather than strip development along the highway would be best.

Other areas of recreational development should be limited. Additional suggestions are made for timber harvesting, roadside rest stops and speed controls.

The American Institute of Architects informally indicated to Butte officials that members of their group might possibly be interested in offering suggestions on how to design/redesign the uptown area. This could possibly be done for the cost of expenses.

On comprehensive planning, the editor of the Western News, Libby, says: "Implementation of a realistic plan is the key to the future. Without a plan, our community would have no direction and helter-skelter growth would only compound past mistakes.

"No proposed plan is ever universally acceptable. . . . It may be time for the birth of a Libby Unlimited to provide the financing and the leadership to achieve the goals of community betterment. . . . There is no acceptable alternative to betterment. Any other choice will lead only to stagnation."

Steps have been taken by Missoula planners to reduce the sign jungle. A street graphics ordinance to regulate signs is designed to both beautify and more clearly express the individual messages.

12 FIRMS EYE MONTANA

An even one dozen firms are being aggressively followed-up after initial discussions to develop operations in Montana. The first discussions took place about three months ago in California during a trip sponsored by the Department of Planning and Economic Development, and the State Chamber of Commerce.

Bill Spilker, director of the depart-

ment's economic development division, said they are pursuing discussions with 12 firms indicating a strong interest in opening operations in Montana. One follow-up trip has been completed.

As a direct result of the trip, and prior discussions, Japanese representatives came to Montana this summer for more

first-hand discussions and looks.

These prospects for improving Montana's economy are direct results of the promotion tour that included 37 Montana businessmen, state and local officials. Spilker pointed out that the businessmen and local officials paid their own way on this trip so the state's expenses were minimal.



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EDITOR:
Raymond M.F. Dominick



Deer Lodge Housing Survey

A recent housing survey of Deer Lodge showed the town better off in most respects than the other four communities surveyed in this past year by the Department of Planning & Economic Development (PED).

Deer Lodge ranked lowest in proportion of sub-standard housing, although it was third in both proportion of units of average structural condition and units of deteriorating condition.

The report, by Tom Armour of PED, recommended the town consider forming a community housing committee. The purpose of the committee would be education; to learn more about housing and housing programs, and to pass this information on to the community.

The survey did indicate two housing problems. The first is a limited selection of rental units and the second is widespread deterioration. The survey found that nearly 34% of all rental units were in deteriorating

condition compared to 15% and 17% of units occupied by homeowners or persons buying the unit, respectively. Rental units also comprised 40% of all the deteriorating units surveyed.

With almost one-fourth of Deer Lodge housing units showing signs of deterioration, 50 are on the verge of being substandard.

The survey report also noted that most persons interviewed declined to answer questions about zoning and planning on the basis of a lack of understanding. Also, those that expressed an opinion believed zoning and planning were inadequate. These results, lack of understanding and beliefs of inadequacy, prompted the recommendation that an educational effort on zoning and planning be stressed.

The vast majority of Deer Lodge homes, 72% appeared to be in average or very good structural condition. Of the balance, only 3.9% were

substandard.

The majority of homes are either owned or being purchased, with only about 24% of the living units being rentals. Rentals, however, as previously noted, accounted for 40% of the deteriorating units. All of the substandard units were either owned or being purchased by the residents.

The mean income in Deer Lodge was about \$9,156 with those living in very good structural units earning a mean of \$10,715, those in average units \$8,211 and those in deteriorating units earning a mean of \$7,068 income. When compared to type of unit according to income, homebuyer's mean is \$10,909, homeowners \$7,810 and renters mean income is \$7,737.

Persons renting very good units pay a mean of \$88 while those in deteriorating units pay a mean of \$63. Persons with home mortgages pay a mean of \$119 for very good units versus \$99 for those in deteriorating units.



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A recent housing survey of Deer Lodge showed the town better off in most respects than the other four communities surveyed in this past year by the Department of Planning & Economic Development (PED).

Deer Lodge ranked lowest in proportion of sub-standard housing, although it was third in both proportion of units of average structural condition and units of deteriorating condition.

The report, by Tom Armour of PED, recommended the town consider forming a community housing committee. The purpose of the committee would be education; to learn more about housing and housing programs, and to pass this information on to the community.

The survey did indicate two housing problems. The first is a limited selection of rental units and the second is widespread deterioration. The survey found that nearly 34% of all rental units were in deteriorating

condition compared to 15% and 17% of units occupied by homeowners or persons buying the unit, respectively. Rental units also comprised 40% of all the deteriorating units surveyed.

With almost one-fourth of Deer Lodge housing units showing signs of deterioration, 50 are on the verge of being substandard. ~

The survey report also noted that most persons interviewed declined to answer questions about zoning and planning on the basis of a lack of understanding. Also, those that expressed an opinion believed zoning and planning were inadequate. These results, lack of understanding and beliefs of inadequacy, prompted the recommendation that an educational effort on zoning and planning be stressed.

The vast majority of Deer Lodge homes, 72% appeared to be in average or very good structural condition. Of the balance, only 3.9% were

substandard.

The majority of homes are either owned or being purchased, with only about 24% of the living units being rentals. Rentals, however, as previously noted, accounted for 40% of the deteriorating units. All of the substandard units were either owned or being purchased by the residents.

The mean income in Deer Lodge was about \$9,156 with those living in very good structural units earning a mean of \$10,715, those in average units \$8,211 and those in deteriorating units earning a mean of \$7,068 income. When compared to type of unit according to income, homebuyer's mean is \$10,909, homeowners \$7,810 and renters mean income is \$7,737.

Persons renting very good units pay a mean of \$88 while those in deteriorating units pay a mean of \$63. Persons with home mortgages pay a mean of \$119 for very good units versus \$99 for those in deteriorating units.